

Amendment to Bill No. 2 – 2005

By: Christopher J. Merton

Legislative Day No. 4

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Amendment No. 53

(This amendment requires that developments in R-ED and R-20 zoning districts have a minimum of 35 dwelling units and maximum units per net acre.)

- 1 Substitute the attached pages for pages 47 and 48 of the proposed Comprehensive
- 2 Zoning Amendments attached to Council Bill 2 - 2005.
- 3
- 4 FILENAME A53CB2-2005.doc

SECTION 131: Conditional Uses

N. Conditional Uses and Permissible Zoning Districts

The [[Board of Appeals]] HEARING AUTHORITY may grant conditional uses in the specified districts in accordance with the following minimum criteria.

1. Age-Restricted Adult Housing

A conditional use may be granted in the RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, [[or]] R-A-15, B-1 OR B-2 District for age-restricted adult housing, provided that:

- a. Single-family detached, semi-detached, MULTI-PLEX, attached and apartment dwelling units shall be permitted, except that [[only detached, and semi-detached units are permitted in the RC and RR Districts]]
 - (1) ONLY DETACHED, SEMI-DETACHED AND MULTI-PLEX UNITS ARE PERMITTED IN THE RC AND RR DISTRICTS;
AND
 - (2) ONLY DETACHED, SEMI-DETACHED, MULTI-PLEX AND SINGLE-FAMILY ATTACHED UNITS ARE PERMITTED IN DEVELOPMENTS WITH LESS THAN 50 DWELLING UNITS IN THE R-ED, R-20 AND R-12 DISTRICTS.
- b. The development shall have a minimum of 20 dwelling units in the [[R-ED,]] RC, RR, R-SC, R-SA-8 and R-A-15 Districts and a minimum of **35** [[50]] dwelling units in the [[RC, RR,]] **R-ED**, R-20 and R-12 Districts. [[Any proposed development located in the RC, RR, R-20 and R-12 Districts, for which a conditional use petition or a pre-submission community meeting notice was filed on or prior to February 20, 2003, shall have a minimum of 20 dwelling units]].
- c. The maximum density shall be as follows:

[[Zoning District	Maximum Dwelling Units per Acre of Lot Area]]
[[RC or RR	1 per net acre
R-20 or R-ED	5 per net acre
R-12	6 per net acre
R-SC	8 per net acre
R-SA-8	12 per net acre

R-A-15

25 per net acre]]

ZONING DISTRICT	NUMBER OF DWELLING UNITS IN DEVELOPMENT	MAXIMUM UNITS PER NET ACRE
RC AND RR	20 OR MORE	1
R-ED AND R-20	35 OR MORE	4
R-12	20-49	5
	50 OR MORE	6
R-SC	20-49	7
	50 OR MORE	8
R-SA-8	20 OR MORE	12
R-A-15	20 OR MORE	25

